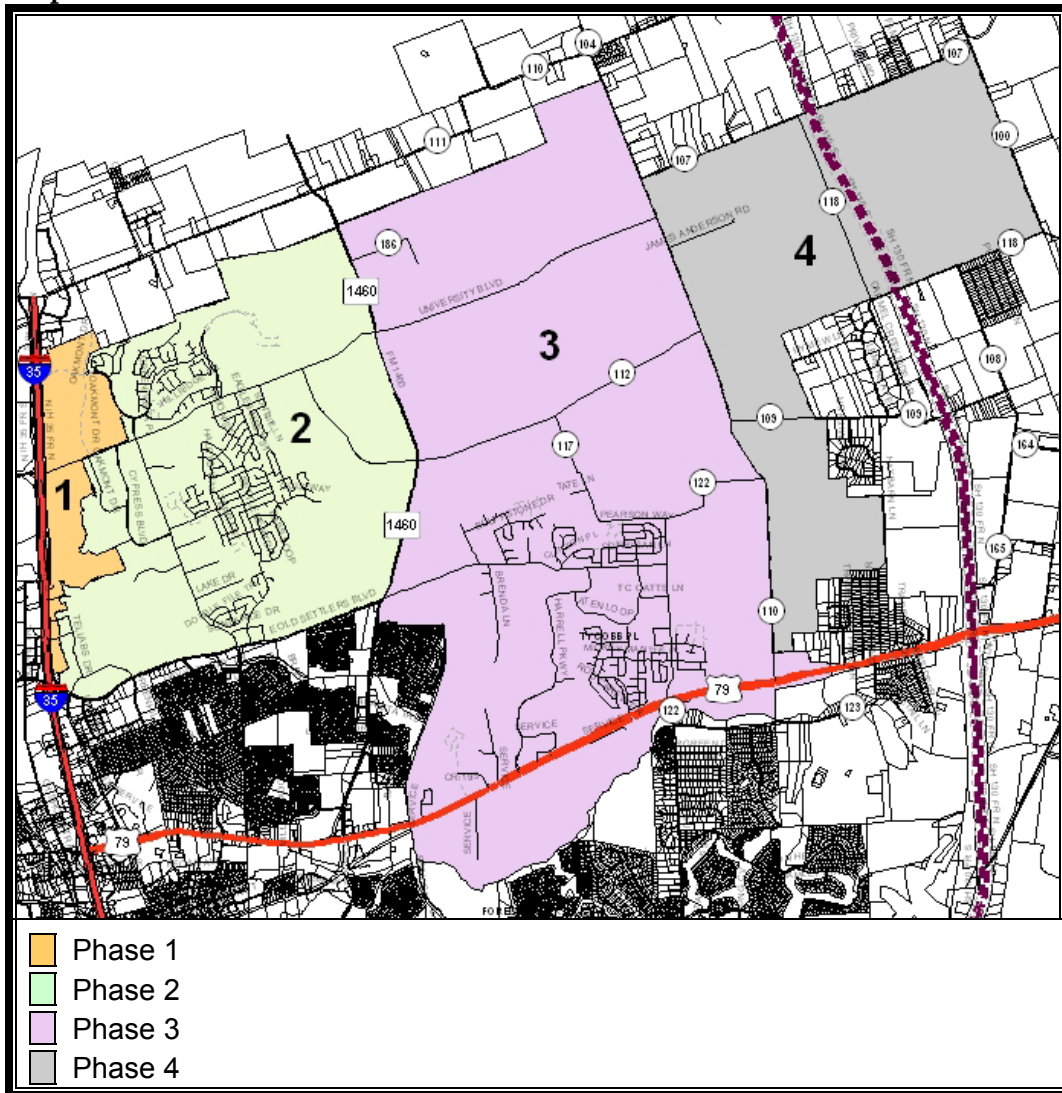




Phase 3: FM 1460 to CR 110

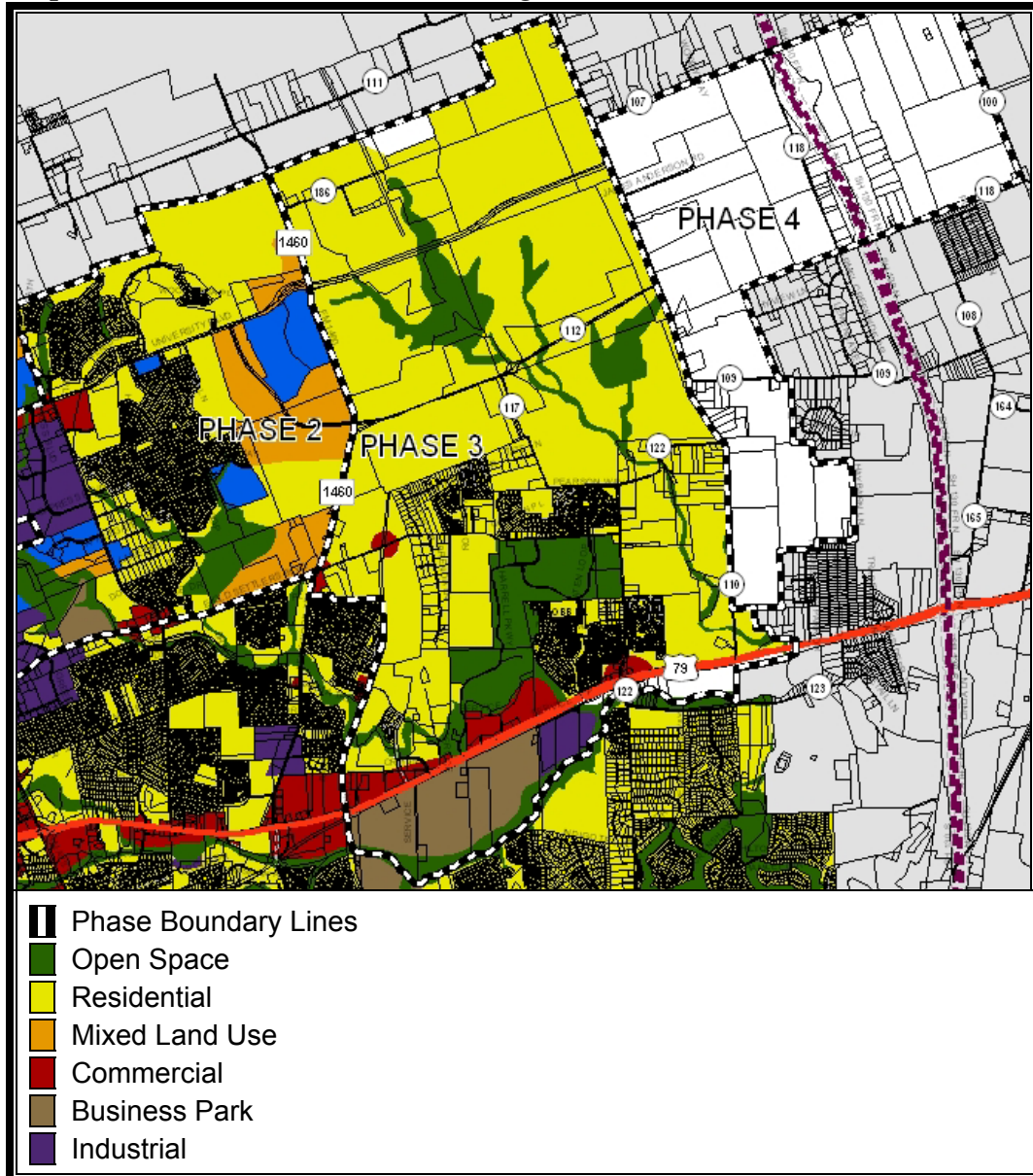
4.1 Introduction

Map 4.1: Northeast Plan Phases



Phase 3 includes the area roughly bounded by FM 1460 on the west, the City's extraterritorial jurisdiction boundary on the north, CR 110 on the east, and Brushy Creek on the south. (See Map 4.1.) The City's Future Land Use Map adopted with the General Plan 2000 designates most of this area for residential uses, with some commercial, business park and industrial uses called for along U.S. Hwy. 79. (See Map 4.2.)

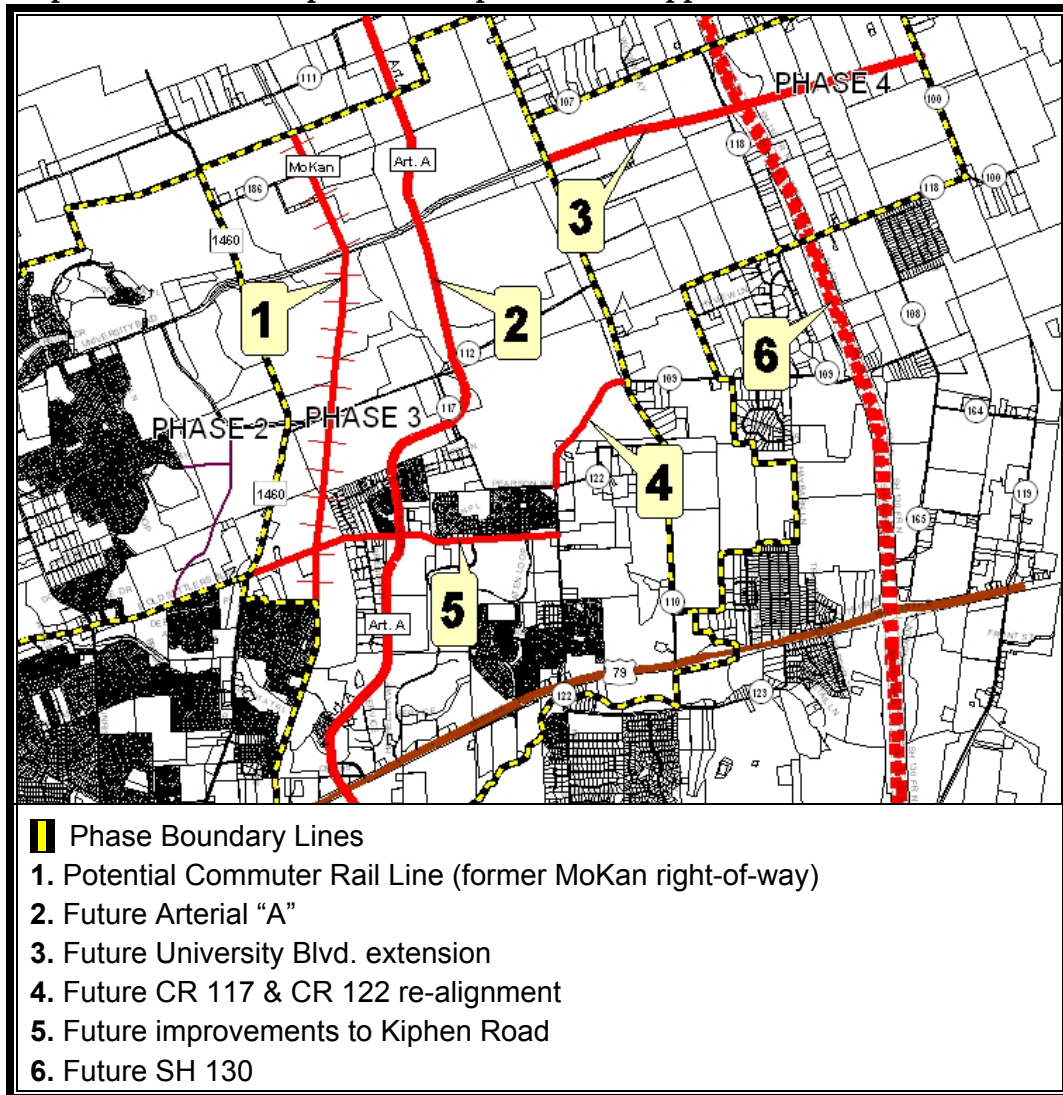
Map 4.2: Phase 3 Future Land Use Designations, General Plan 2000

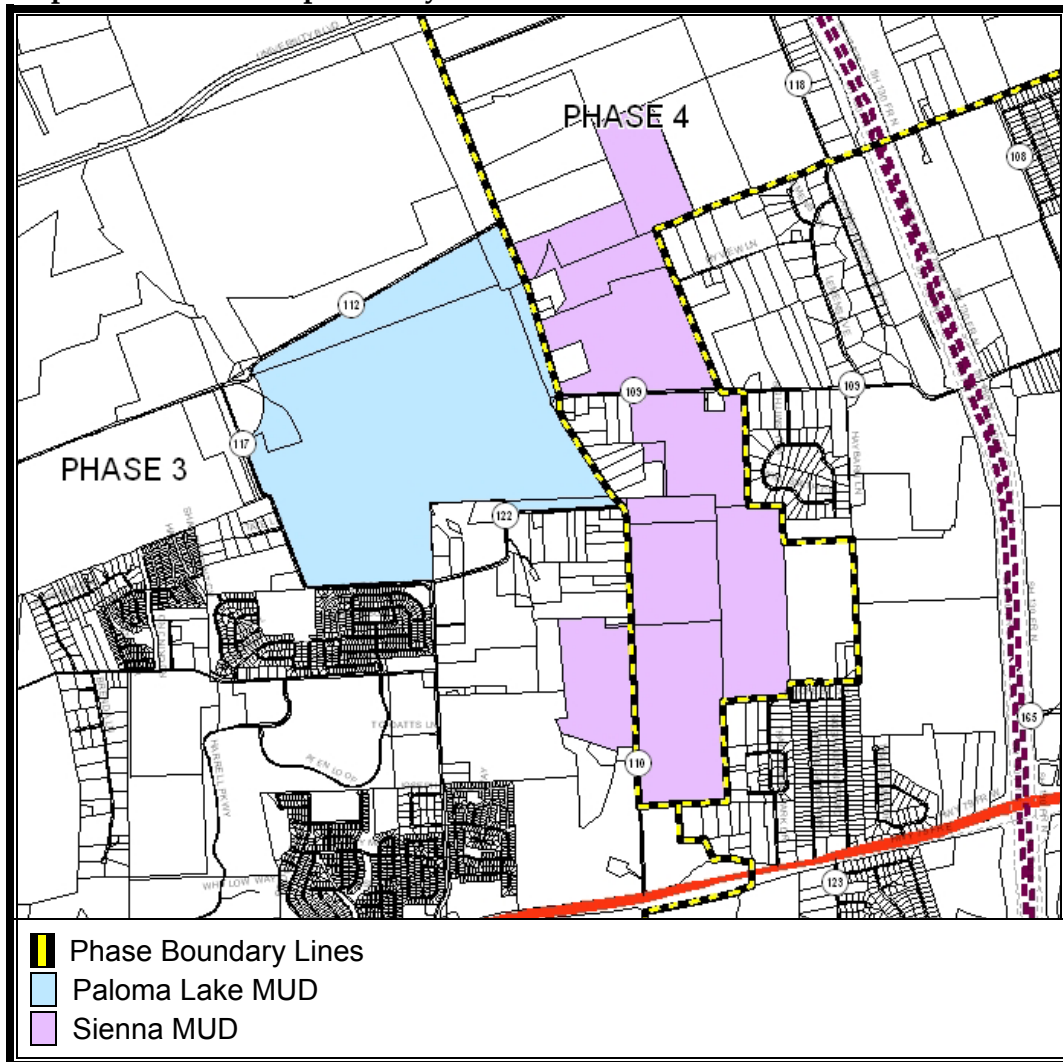


With the continued expansion of the utility and transportation networks in northeast Round Rock, including the extension of University

Boulevard, the construction of Arterial A and the potential for a commuter rail line along the former MoKan right-of-way (as shown in Map 4.3), Phase 3 is poised for a transformation from a primarily rural area to an active mix of non-residential and residential uses. With two large Municipal Utility Districts (MUD's) under construction along CR 110 (as shown in Map 4.4), the area will see a dramatic increase in housing which will spur commercial development to serve these neighborhoods. (The MUD's alone will contain nearly 4,200 residential units.)

Map 4.3: Future Transportation Improvements (approximate locations)



Map 4.4: New Municipal Utility Districts in Northeast Round Rock

In addition to the more conventional style of development envisioned for the MUD's, the higher density mixed-use development soon to be developed west of FM 1460 (as discussed in Phase 2) is expected to continue east of FM 1460 as well.

In anticipation of this development, the Northeast Plan recommends that the Future Land Use Map be revised to show an increase in Mixed Land Use, Business Park, Industrial and Commercial uses and a reduction in Residential uses, as discussed in the following sections.

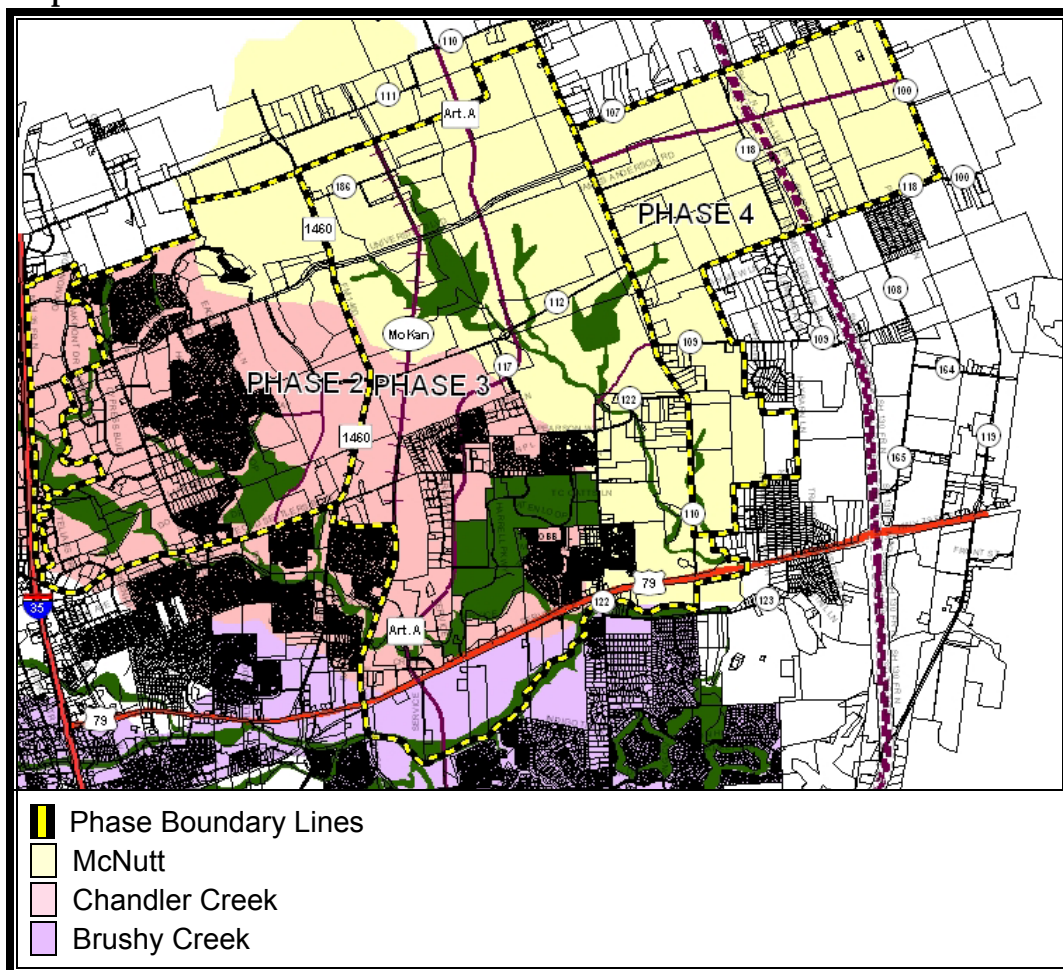
(Please note that the location of the rail line shown on the following maps is purely speculative and is not representative of any final decisions made by the City of Round Rock or other relevant transportation authority. It is

included in this discussion solely for the purpose of providing further context to the land use recommendations contained herein.)

4.2 Utilities

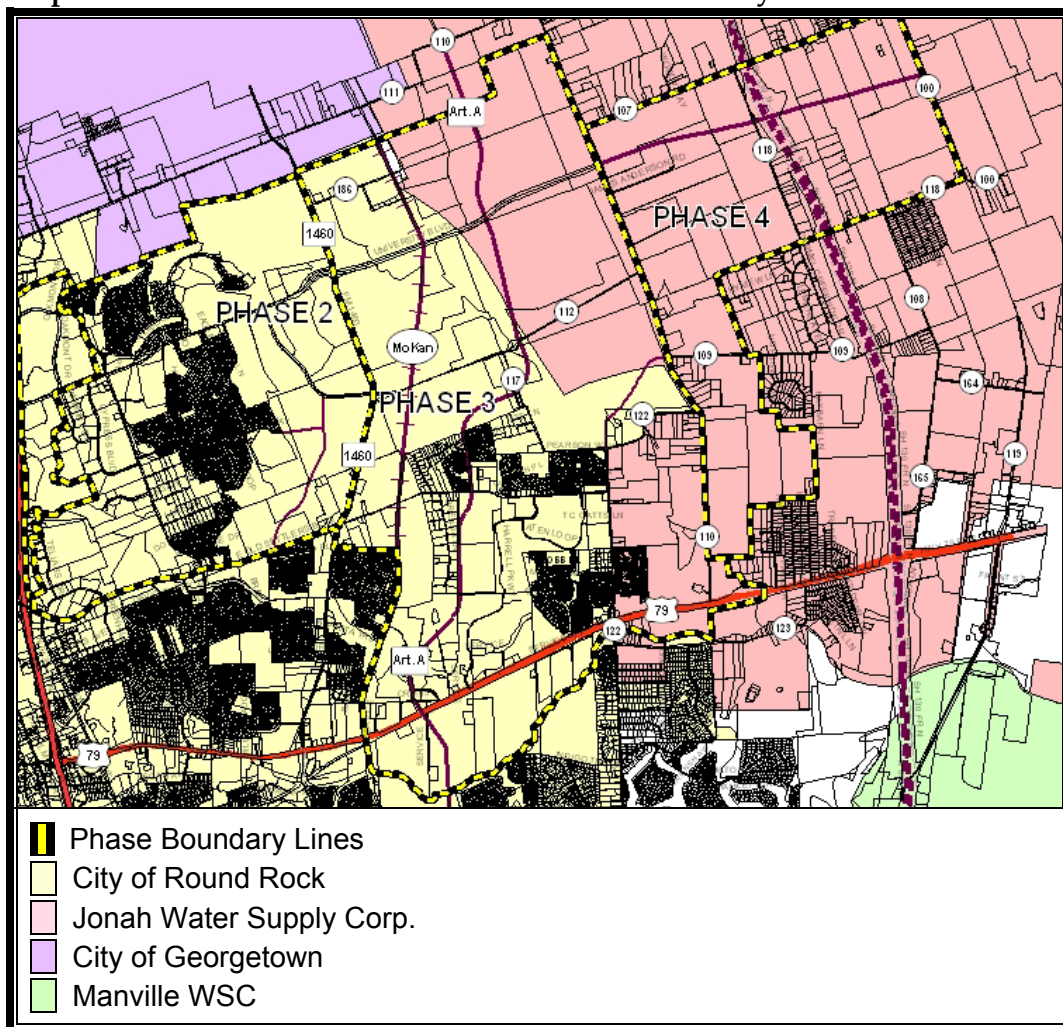
Before discussing possible land uses in Phase 3, it is important to recognize the constraints limiting the development potential of northeast Round Rock. Chief among these is the availability of water and wastewater. While the City is currently expanding wastewater lines in the McNutt and Chandler Creek drainage basins (see Map 4.5.), the timing and extent of these improvements is dependent on the timing and extent of development in these basins. In other words, expansion of the City's wastewater service in the northeast will be driven primarily by the needs and the funding of the development community.

Map 4.5: Wastewater Service Basins



Similarly, water line improvements in the northeast will be directly related to the pace of development. It will also be related to negotiations between the City and Jonah Water Supply Corporation. As shown in Map 4.6, a large portion of the undeveloped northeast is within the Certificate of Convenience and Necessity (CCN) service area of Jonah W.S.C. Resolving the potential conflict between Jonah's existing CCN and the City of Round Rock's continued expansion into the northeast will be critical to both the timing and nature of development in northeast Round Rock.

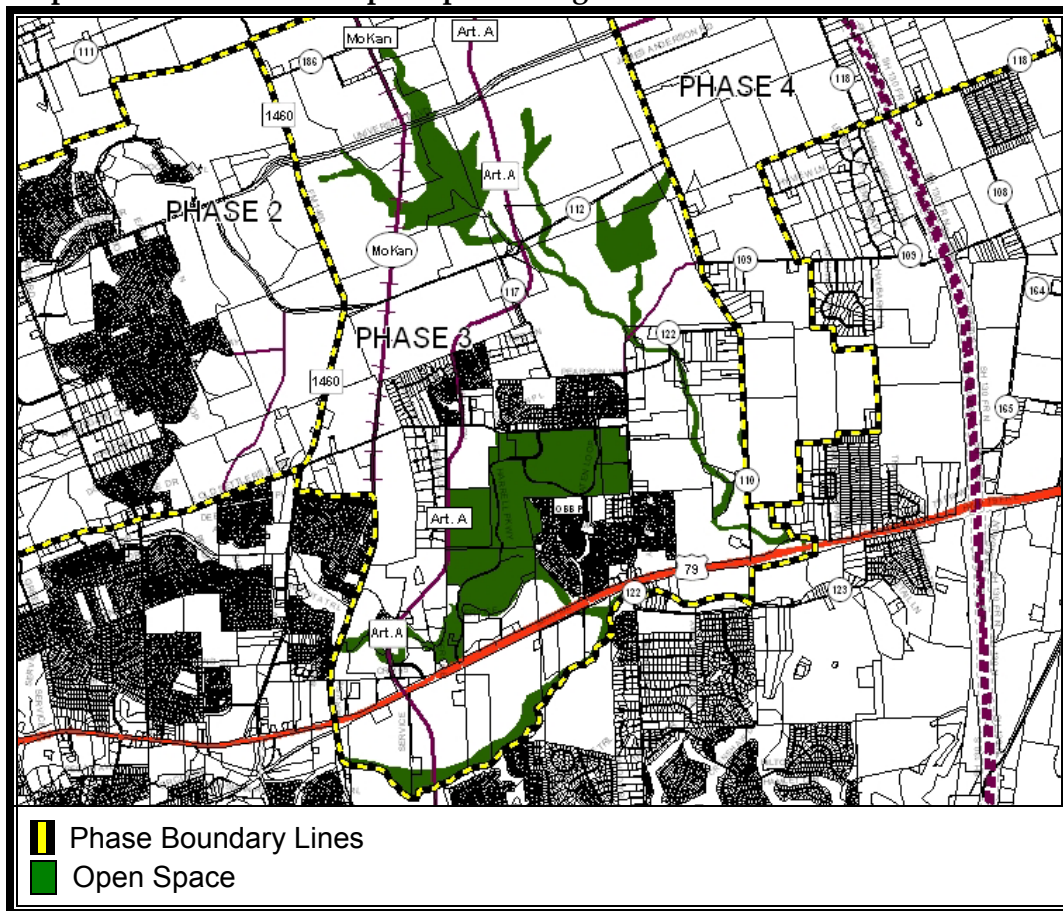
Map 4.6: Water Certificate of Convenience and Necessity Boundaries



4.3 Open Space

Another potential constraint to development is the natural environment. While northeast Round Rock is free from significant obstacles related to habitat and topography, there is still a considerable amount of floodplain to contend with. In the General Plan 2000, the floodplain was combined with the City's parkland to create a layer designated as Open Space. The Northeast Plan recommends that this designation remain on the plan generally as adopted by the General Plan 2000, with some modifications to the boundary of the flood plain based on updated data. Map 4.7 shows the land area designated as Open Space.

Map 4.7: Recommended Open Space Designations for Phase 3



Although open space and parkland may be dedicated by different projects in a variety of locations and zoning districts, the assumption is that this land will remain as open space in some form in order to accommodate the flood plain regardless of the actual zoning. Far from simply being a

limitation to development, land designated as Open Space can serve both as a buffer between various land uses and as an amenity to residential and non-residential development.

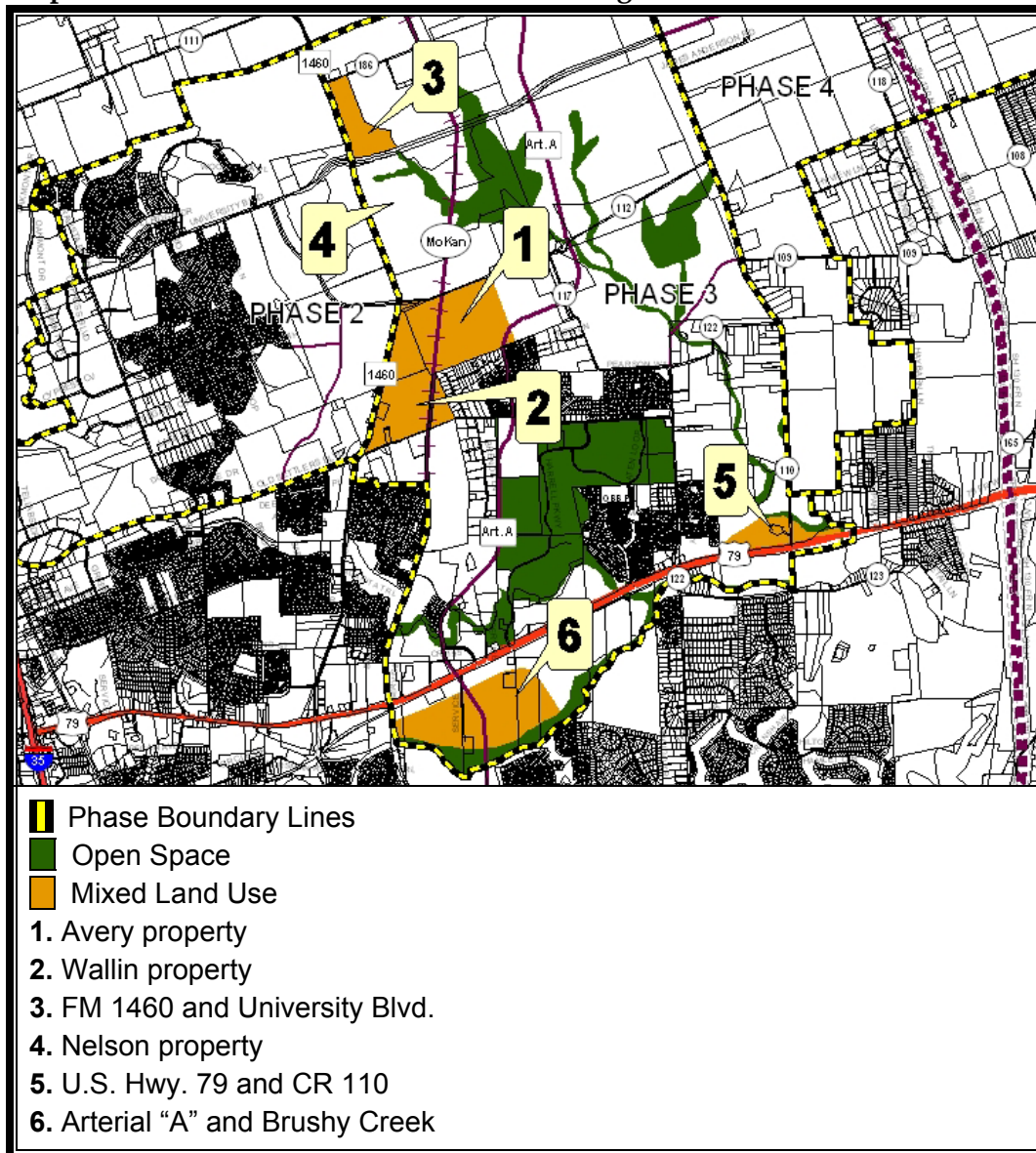
With the increased urbanization of southern Williamson County, it is becoming increasingly important to preserve flood plains in their natural state. Many areas include wide segments of flood plain that provide important natural storage areas for storm runoff. These natural riparian areas also provide some of the only significant forested areas in the northeast portion of the City, and their retention will be critical in maintaining the quality of life necessary to attract significant employers to the City.

4.4 Mixed Land Use

The primary catalyst for growth in Phase 3 is the development along University Boulevard near FM 1460. As discussed in Phase 2, the Higher Education Center (HEC) and Seton Hospital will serve as the anchor to a large mixed-use development planned for the Avery property, which wraps around these facilities to the west and south. This type of development, which includes commercial, office and/or residential uses, is expected to continue on a portion of the Avery property east of FM 1460 as well. (See #1 in Map 4.8.)

This area also has the potential for larger office parks, such as a research and development campus. While this type of use would ordinarily fall under a business park designation, the nature of development envisioned for the Avery property will emphasize an integration of uses that will place residential and commercial uses in close proximity with any major employers that locate in the area. In allowing that integration through a Mixed Land Use designation, the Northeast Plan recommends that business park developments in this area be regulated through a Planned Unit Development to ensure compatibility with adjacent uses and to preclude warehouse and outdoor storage uses from being included with any business park development.

Map 4.8: Recommended Mixed Land Use Designations



Although farther removed from the HEC and Seton Hospital, the Wallin property directly south of the Avery property is also expected to develop in a similar manner as a natural extension of medium to high density development on the Avery property. (See #2 in Map 4.8.)

Similarly, the property at the northeast corner of the intersection of FM 1460 and University Boulevard has the potential to be developed with a mix of uses, with commercial uses on the hard corner and offices and mid to high density residential uses farther removed. (See #3 in Map 4.8.)

Notably, the southeast corner of FM 1460 and University Boulevard is *not* shown as Mixed Land Use. (See #4 in Map 4.8.) Although this area is a likely candidate for high density mixed-use development because of its proximity to the HEC and Seton hospital, similar to the west side of FM 1460, the owner of this property (the Nelson family) has requested that the property retain its residential designation rather than open it up for different types of development at this time.

Another intersection with potential for mixed-use development is just north of U.S. Hwy. 79 on both sides of CR 110. (See #5 in Map 4.8.) While portions of this area will undoubtedly be developed for residential use, there will most likely be some level of commercial and/or office use on the hard corners. The Mixed Land Use designation will allow this area to respond to the market as appropriate.

One final area shown as Mixed Land Use in Phase 3 is centered on the future Arterial "A" between U.S. Hwy. 79 and Brushy Creek. (See #6 on Map 4.8.) While the presence of the railroad tracks on the south side of U.S. Hwy. 79 will continue to limit commercial and residential opportunities *close* to the highway, the construction of Arterial "A" will provide the property *farther away* from the highway with access to both U.S. Hwy. 79 and SH 45, making the area more attractive for commercial and higher intensity residential use.

In addition to providing access, the construction of Arterial "A" will also create potential commercial nodes at intersections with future east-west collector roadways that will run parallel with the highway. Rather than designate these nodes for straight commercial use, the Northeast Plan recommends the Mixed Land Use designation to allow for high density residential uses to be combined with these commercial opportunities. Because business park uses are expected to be developed nearby and because of the proximity to the railroad, single-family residences are not appropriate for this area. Higher density residential development along Brushy Creek, on the other hand, will not only be more compatible with these non-residential uses, but it will also allow for more flexibility in how Brushy Creek is incorporated into the development. A Mixed Land Use designation should encourage a creative combination of commercial, office and high density residential uses that is compatible with the adjacent uses and that takes full advantage of the commercial intersections and the natural greenspace along Brushy Creek. It should also be noted

that the historic Reid and Telander homes are located in this area and will need to be preserved and incorporated into any development that occurs around them.

In total, the Northeast Plan recommends approximately 760 acres of land to be designated as Mixed Land Use.

4.5 Business Park

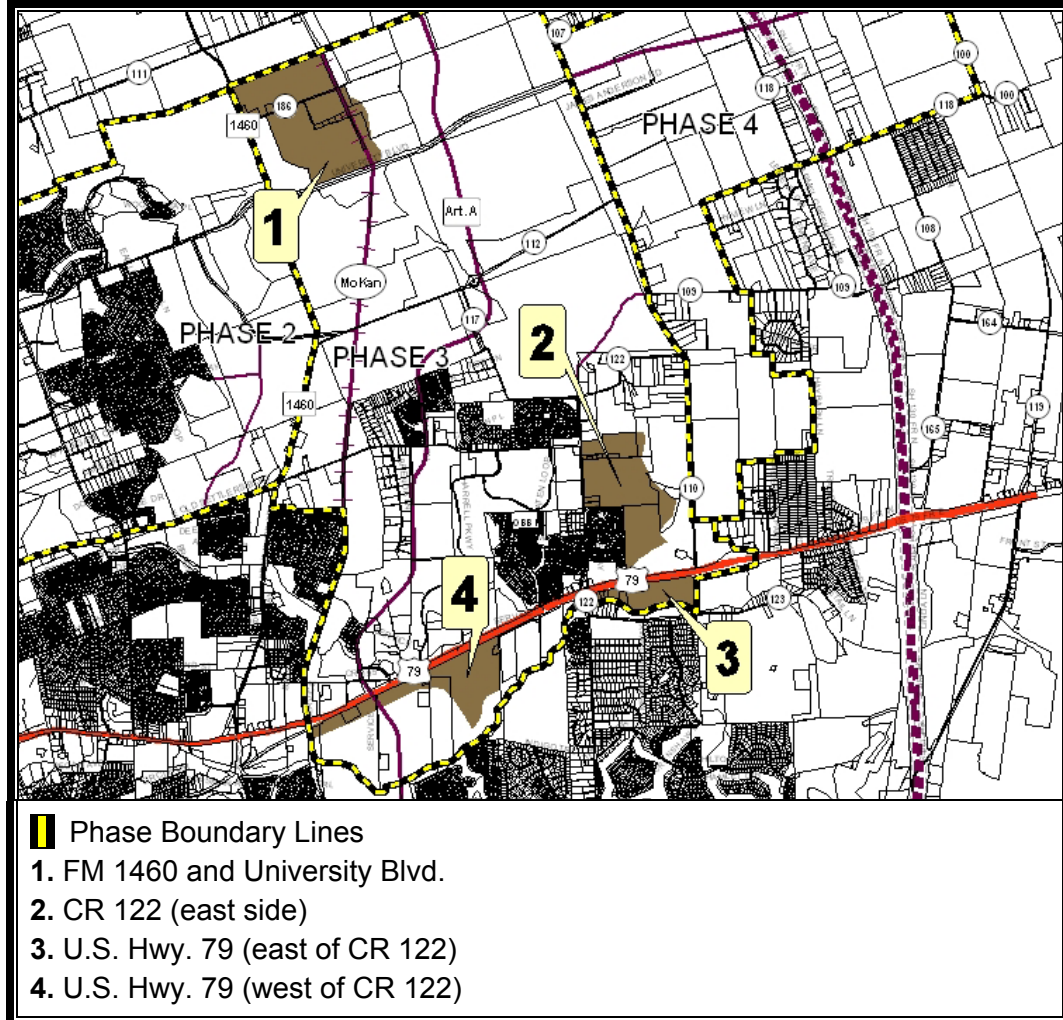
Besides the addition of Mixed Land Use areas to the map, the other significant change in Phase 3 is the increased acreage designated as Business Park. While the amendments to the Future Land Use Map made in Phases 1 and 2 were necessary to account for changes in the market, the shift to more Commercial and Mixed Land Use designations in these phases was made at the expense of Industrial and Business Park designations. In all, roughly 860 acres of Industrial and Business Park designations were removed from the Future Land Use Map. With the areas along IH-35 no longer appropriate for industrial and business park uses, the City is now looking to the large undeveloped tracts of land in the northeast as potential locations for significant employers.

With easy access to FM 1460, University Boulevard and the possible commuter rail line, the area marked as #1 on Map 4.9 is in a prime location for business park development. The proximity to the Higher Education Center, Seton Hospital and related future high density mixed-use development also contributes to the viability of this area as a successful high quality business park.

Another potential business park site is located along the east side of CR 122 north of U.S. Hwy. 79. (See #2 on Map 4.9.) While this area already has some industrial-type uses (such as self-storage facilities), the Business Park designation is intended to steer development away from industrial use and more towards research and development and office campus projects. Given the proximity to Old Settlers Park and single-family residences, it is important to ensure that non-residential uses include appropriate compatibility standards. These standards, as well as limits on permitted uses (to avoid industrial manufacturing and distribution centers), will require the use of Planned Unit Development zoning, or at

the very least, the inclusion of transitional zoning such as OF (Office) in conjunction with BP (Business Park).

Map 4.9: Recommended Business Park Land Use Designations for Phase 3



South of this location, on the south side of U.S. Hwy. 79 between CR 122 and CR 110, is another potential business park site. (See #3 on Map 4.9.) With railroad tracks that run parallel to U.S. Hwy. 79 effectively limiting access to the site, commercial and residential uses would not be appropriate for this location. Business park uses, on the other hand, have a different traffic pattern that would be less affected by the railroad tracks. In addition, land to the east in the Hutto extraterritorial jurisdiction is slated for business park uses.

For similar reasons, a large area south of U.S. Hwy. 79 across from Old Settlers Park (#4 on Map 4.9) is also recommended for business park use.

Although the eventual construction of Arterial “A” will help open up a portion of this area to commercial and/or high density residential opportunities (as discussed in the section on Mixed Land Use), the property fronting U.S. Hwy. 79 will still have to contend with the railroad tracks, making it more suitable for business park uses. The eastern end of this area is also recommended for business park uses on account of the proximity to the existing LCRA wastewater treatment plant. (See #1 on Map 4.10.) It should also be noted that the historic Reid and Telander homes are located in this area and will need to be preserved and incorporated into any development that occurs around them.

Combined, these four sites amount to over 800 acres of business park use.

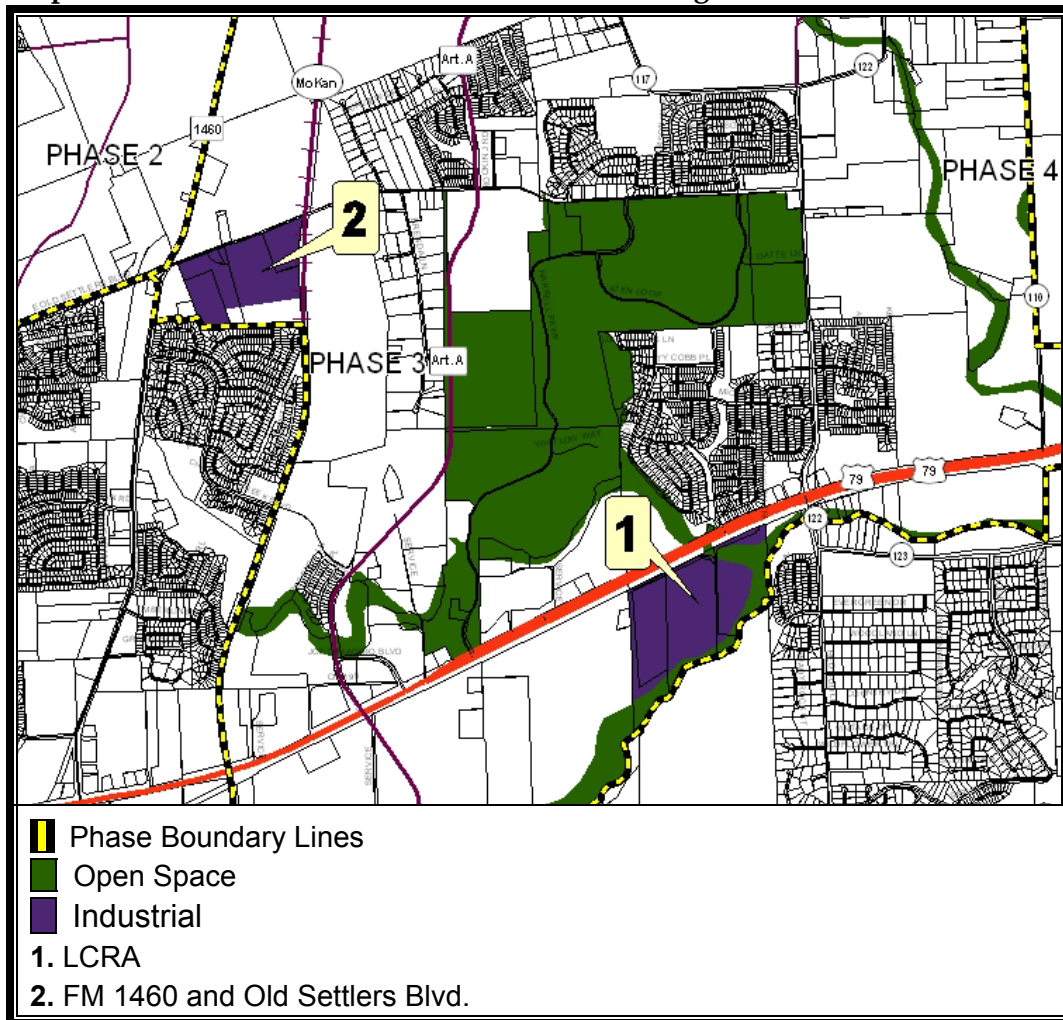
If market demands require additional large scale business park developments, the land abutting University Boulevard east of FM 1460 is well-suited for this type of use, provided adequate compatibility with adjacent residences is accounted for, potentially through the use of a PUD.

4.6 Industrial

The only current Industrial designation in Phase 3, the area south of U.S. Hwy. 79 just east of the Dell Diamond, is recommended to retain its designation. (See #1 on Map 4.10.) This area is home to the LCRA wastewater treatment plant and therefore will remain a major utility use.

In addition, approximately 60 acres southeast of the intersection of FM 1460 and Old Settlers Boulevard will also receive an industrial designation. (See #2 on Map 4.10.) This designation is based primarily on the existing industrial uses, but it will also allow the undeveloped parcels to be developed in a similar manner.

The Northeast Plan calls for a total of approximately 160 acres of industrial land use.

Map 4.10: Recommended Industrial Land Use Designations for Phase 3

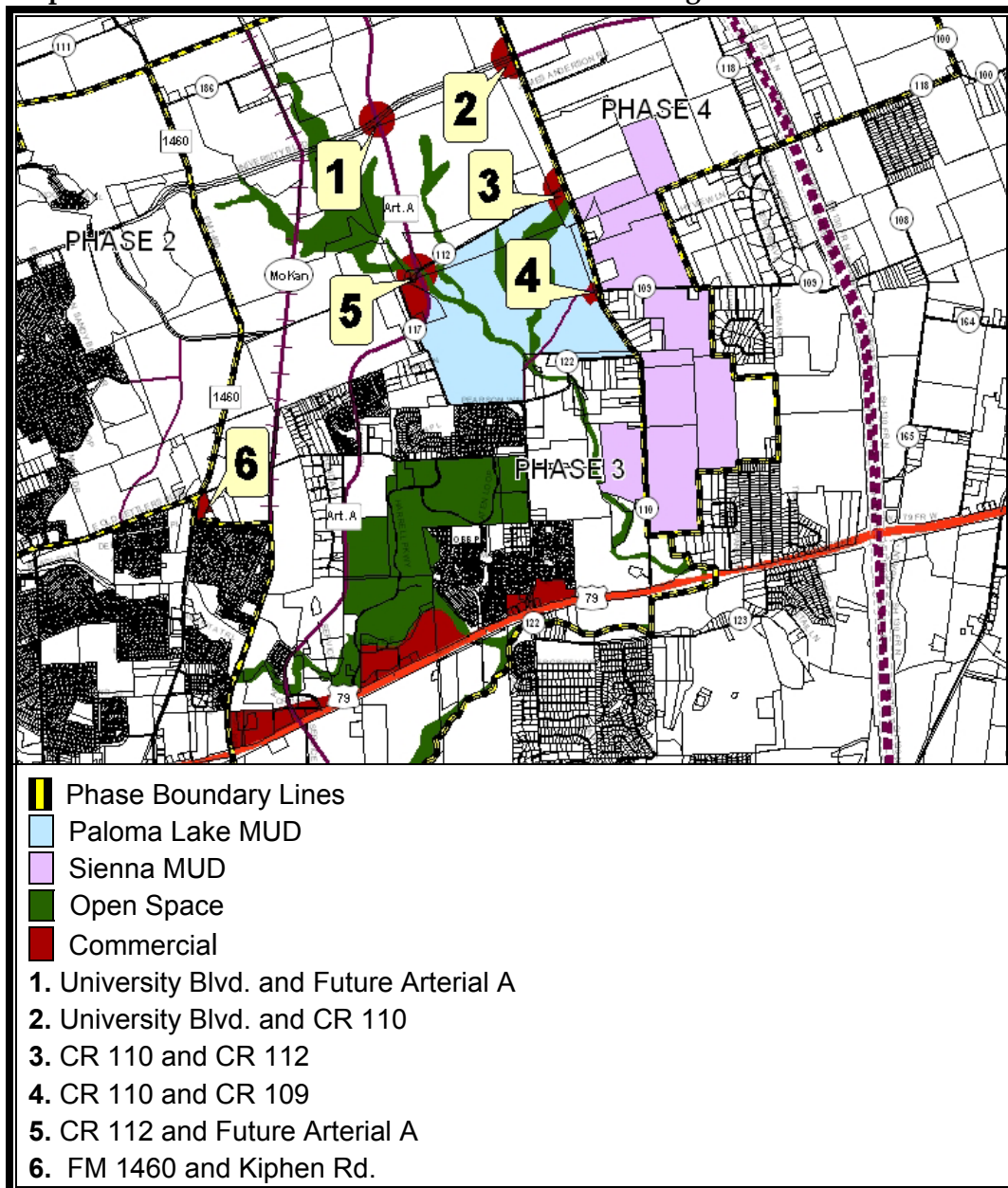
4.7 Commercial

In anticipation of the expanded transportation network, the Northeast Plan recommends designating commercial nodes at certain key intersections along University Boulevard, Arterial A, CR 112 and CR 110. (See #1 through #5 on Map 4.11.) With two large Municipal Utility Districts (MUD's) soon to be developed in northeast Round Rock (as shown in Map 4.11), the market for these commercial nodes is already on its way. And because this market is expected to be generated from more conventional subdivisions, i.e. single-family homes and apartment complexes similar to what is proposed for the MUD's, a straight Commercial designation is recommended rather than Mixed Land Use.

The existing Commercial designations along U.S. Hwy. 79 will remain as shown in the General Plan 2000. In addition, the existing Commercial designation at the southeast corner of FM 1460 and Kiphen Road (#6 in Map 4.11) will also remain unchanged. Because this property is located adjacent to an industrial area, mixed use development is not expected at this location.

Approximately 350 acres of land is recommended for a Commercial designation in the Northeast Plan.

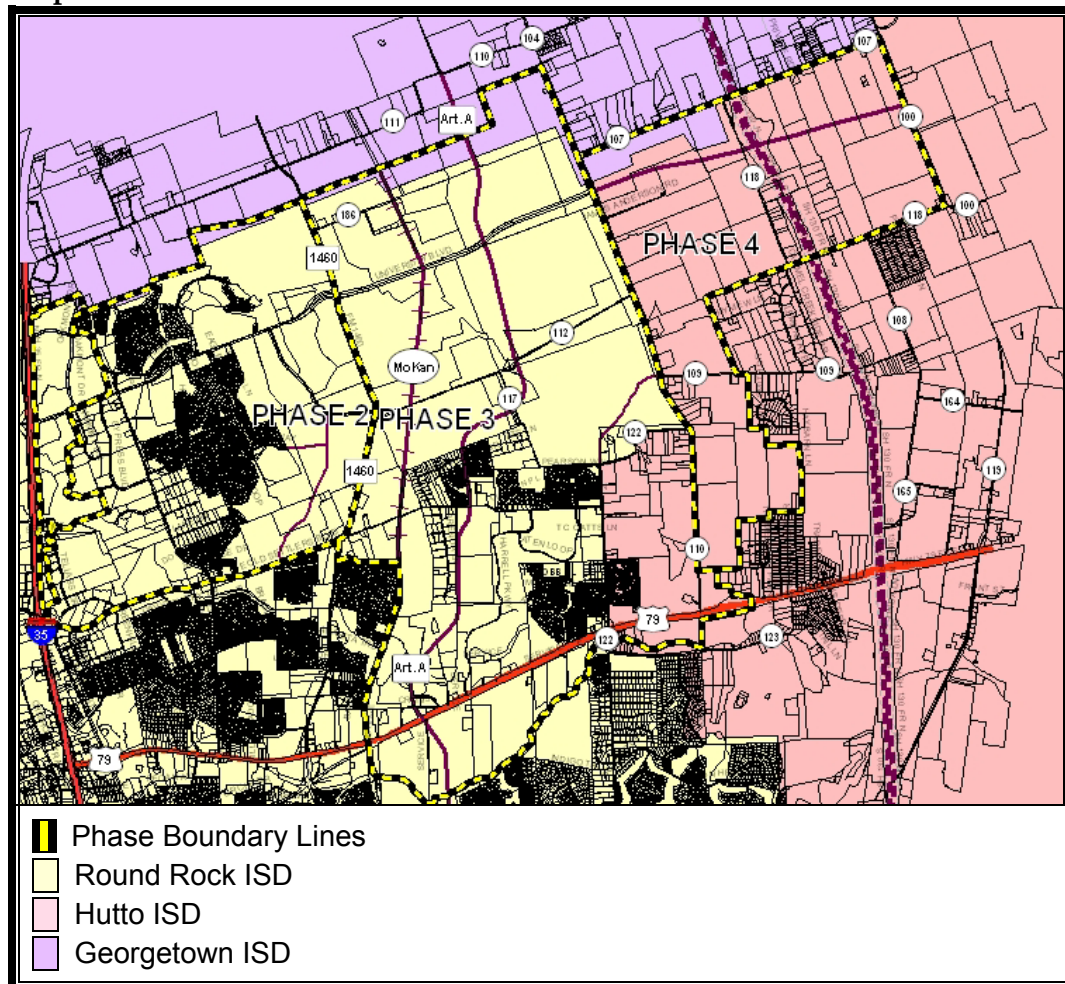
Map 4.11: Recommended Commercial Land Use Designations for Phase 3

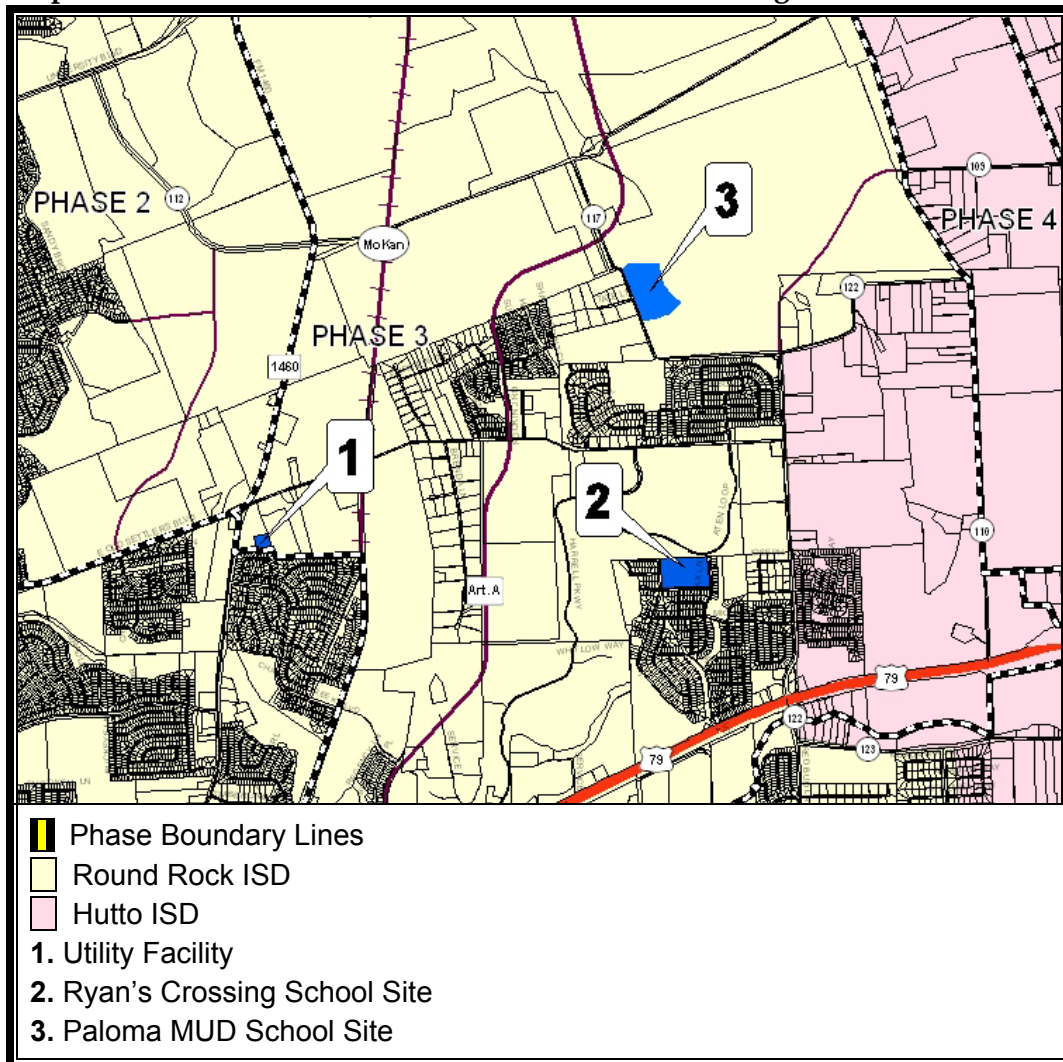


4.8 Public Facilities

While Phase 3 is primarily served by the Round Rock Independent School District (RRISD), it also includes portions of the Georgetown and Hutto Independent School Districts. (See Map 4.12.) However, the only two school sites in Phase 3 are both in the RRISD. As shown in Map 4.13, these sites are located adjacent to Old Settlers Park in the Ryan's Crossing subdivision (#2 on Map 4.13) and in the Paloma Lake Municipal Utility District (#3 on Map 4.13). The only other Public Facilities designation in Phase 3 is the existing utility facility near FM 1460 and Kiphen Road (#1 on Map 4.13).

Map 4.12: School Districts

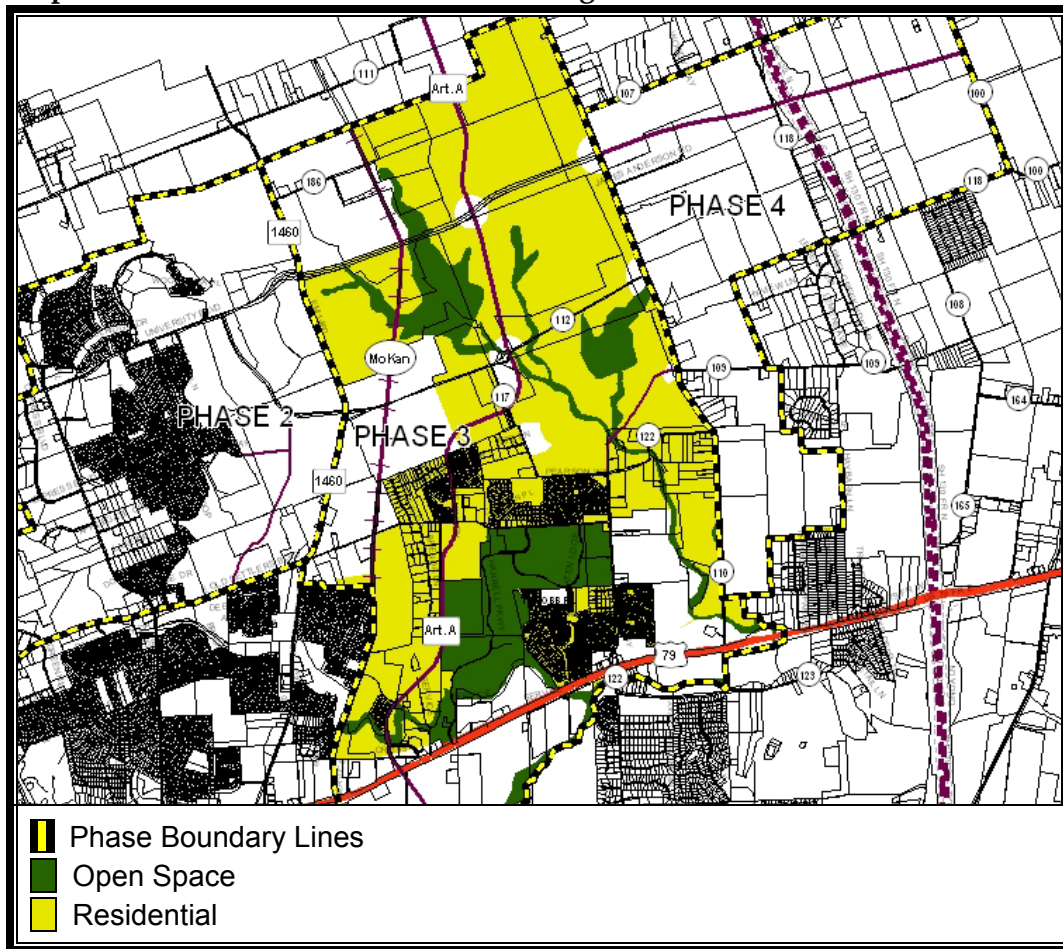


Map 4.13: Recommended Public Facilities Land Use Designations for Phase 3

4.9 Residential

Although the previous sections recommend that a considerable amount of residentially designated land be changed to other uses, most notably Mixed Land Use and Business Park, the majority of Phase 3 will still retain a Residential designation, as shown in Map 4.14. This designation includes single-family, two-family and multi-family housing, as well as limited less intense non-residential uses such as office and local commercial to serve local residential markets.

Map 4.14: Recommended Residential Designations for Phase 3



For property along University Boulevard, the Residential designation should not include lower density residential uses, but rather should be limited to medium to high density residential, office or local commercial uses. The property along University Boulevard also has the potential for large scale business park developments, provided adequate compatibility with adjacent residences is accounted for, potentially through the use of a PUD.

Because some of the properties included in this area have existing non-residential development, Planned Unit Development zoning may need to be employed for these properties to ensure compatibility with adjacent residential development while at the same time accounting for the existing non-residential uses.

4.10 Public Input

The changes recommended by the Northeast Plan are based on staff analysis of a number of factors, including:

- City goals
- Present and future infrastructure
- Existing and proposed development
- Property owner input

Property owner input was solicited through three mailings to all property owners of ten acres or more in Phase 3. The recommendations put forth in the Northeast Plan account for the feedback provided by these property owners.

Only in one instance was there a disagreement between staff's recommendation and the property owner's desires. One of the property owners south of U.S. 79 and north of Brushy Creek (in the area designated as #6 on Map 4.8) wanted the Mixed Use designation to include single-family residential use, whereas the City recommended multi-family or townhouse residential uses only, as explained in Section 4.4.

In addition to the mailings, public hearings were held at both the Planning and Zoning Commission and the City Council.

4.11 Summary

With the continued expansion of the utility and transportation networks in northeast Round Rock, as well the addition of two large Municipal Utility Districts, Phase 3 will soon be transformed from a primarily rural area to an active mix of non-residential and residential uses. In anticipation of this development, the Northeast Plan recommends that the Future Land Use Map be revised to show an increase in Mixed Land Use, Business Park, Industrial and Commercial uses and a reduction in Residential uses, as shown in Map 4.15.

Map 4.15: Recommended Phase 3 Future Land Use Designations

